

PLANNING COMMISSION REPORT



MEETING DATE: June 8, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Villas @ Pinnacle Peak - 6-UP-2005**

REQUEST Request a conditional use permit for a health studio in a suite of an existing commercial center at 10440 E Jomax Road with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning.

Key Items for Consideration:

- The health studio will occupy a suite in an existing commercial center.
- The use will not have a negative impact on traffic or the surrounding area.
- Adequate parking will be provided.

Related Policies, References:

- 62-ZN-1994; rezoned the site from R1-190 ESL to C-2 ESL
- 26-DR-2003; approved site plan and elevations for the commercial center.

OWNER Ptarmigan Properties & Development LLC
480-483-3333

APPLICANT CONTACT Shelly McTee
Biskind, Hunt & McTee PLC
602-955-2328

LOCATION 10440 E JOMAX RD Ste 104

BACKGROUND

Zoning.

The site is zoned Central Business, Environmentally Sensitive Lands District (C-2 ESL), which allows for a variety of commercial activities designed to serve the community. Allowed uses include business and professional services and retail sales. Health studios require a Conditional Use Permit.

Context.

This property is located west of the northwest corner of Jomax Rd. and Alma School Roads, just east of the Pinnacle Peak Patio. The surrounding area consists of commercial zoning and development to the west, southeast, and south, and open space to the north. Further to the north are single-family homes and the Four Season's Resort.



APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The applicant proposes to occupy a 7,500 sq.ft. suite in an existing commercial center to operate a health studio. Access is provided Jomax Road to the south,

and parking will be provided on site at the commercial center (see site plan, Attachment #9). The features of the health studio primarily include fitness and stretching classes, with limited fitness equipment and massage therapy.

Development information.

- *Existing Use:* Vacant commercial building
- *Building Size:* 7,500 sq.ft. suite (one story)
- *Parcel Size:* 6-acre commercial center
- *Parking:* 30 spaces are required for this use
200 are required for the center
200 are provided on site

IMPACT ANALYSIS

Traffic.

The site has a single access to Jomax Road to the south, which has been constructed to accommodate the anticipated traffic. Internal driveways and parking areas are provided around and between the buildings with 200 spaces provided for the commercial center.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *This use will be entirely indoors and does not generate noise, smoke, odor, dust, or vibration.*
 - *There will no additional lighting, and the existing parking lot lighting is sensitive to the area.*
 - *The building orients to the southeast and toward the commercial center.*
 - *The nearest residence is over 200 feet away.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *The use will generate traffic similar to other types of commercial uses allowed in the center. The use will operate from 6 am to 10 pm, with three employees on site and up to 20 clients at a time.*
 - *The commercial center and the surrounding street network have been constructed to accommodate the anticipated traffic.*
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *The project narrative and file contents do not lead to any other factors that could be materially detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably

compatible with the types of uses permitted in the surrounding areas.

- ***The use is compatible with the existing commercial center and surrounding area.***
- ***The use occurs within an enclosed building and there will be sufficient parking on site.***

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

No additional conditions are specified in the Zoning Code.

Water/Sewer.

Water and sewer service to the site exist, and the proposed health studio will not impact existing services.

Police/Fire.

The proposed health studio at an existing shopping center will have no impact on police or fire services. The nearest fire station is located within one mile to the northeast (at 27777 N. Alma School Road; Station 818).

Community Involvement.

The site has been posted and surrounding property owners have been notified. Other than general inquiries, there have been no comments regarding this application.

Community Impact.

The use will not have a negative impact on traffic, infrastructure, or other community services. The use occurs within an existing enclosed building, is located over 200 feet from the nearest residence, and there is sufficient parking on site. The use will provide a neighborhood service to the surrounding area.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curth
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. City Notification Map
8. Floor Plan
9. Site Plan

VILLAS AT PINNACLE PEAK

TROON MOUNTAIN FITNESS CENTER USE PERMIT

PROJECT NARRATIVE

Request. Ptarmigan Properties and Development LLC, an Arizona limited liability company (the "Owner"), has developed a commercial project in North Scottsdale known as the Villas at Pinnacle Peak. The Villas at Pinnacle Peak is located on Jomax Road east of Alma School Road and is zoned C-2. The development consists of six (6) free standing buildings. One of the proposed tenants at the Villas at Pinnacle Peak is a 7,500 square foot fitness center known as Troon Mountain Fitness Center (the "Fitness Center"). There is a potential that the Fitness Center may offer some services which would classify the use as a health studio and require a conditional use permit. Accordingly, the Owner is requesting the approval of a conditional use permit for the Fitness Center in the event the proposed services are expanded such that the use would be classified as a health studio.

Background. The Villas at Pinnacle Peak is zoned C-2, which allows a variety of commercial uses. Commercial facilities which serve the community are intended to be located within the C-2 zoned areas of the City. One of the uses permitted by right within the C-2 zoned areas is a fitness studio. Fitness studios are defined as:

[a] place or building where passive or active exercises and related activities are performed for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. The activities shall be conducted entirely within an enclosed building. Fitness studios may include passive exercise equipment (motorized equipment which does not require physical exertion) but exclude equipment or apparatus used for weight control or muscle building, and shall exclude massage in any form.

The Fitness Center may include some exercise equipment and has the possibility to offer massage services. Should either of these activities occur, the facility would be classified as a health studio. Health studios are permitted in the C-2 zoned area of the City but require a conditional use permit.

Impact to Surrounding Uses. The Fitness Center will be located at the rear of the project, will occupy an entire building, and all activities will be entirely within the building. The Fitness Center will be part of the larger commercial area, which includes offices, retail and restaurants. This use is the type of activity contemplated in the commercial areas of the City. As illustrated on the site plan, the location of the building in which the Fitness Center will occupy is located at the back of the complex with its entrance to the interior of the development. To the south and east are other buildings within the Villas at Pinnacle Peak. To the north is undeveloped land which is part of the Four Season's Resort and to the west is undeveloped property zoned C-2.

Given the orientation of the building and the intended use of the facility, it is not anticipated there will be any negative impacts to the surrounding uses or area. On the contrary, the Fitness Center is exactly the type of use envisioned for this area.

Statement of Compatibility. The conditional use permit for a health studio will not generate any negative impacts from noise, smoke, odor, dust, vibration or illumination, nor impact the surrounding area with an unusual volume or character of traffic. The Fitness Center, with its proposed offering of limited fitness equipment and massage therapy, is compatible with other uses permitted at the Villas at Pinnacle Peak. All other specific conditional use permit requirements will be met.

Summary. In summary, the proposed fitness equipment and massage service is intended to be an enhancement to the primary purpose of a fitness studio, which will be offering classes such as Pilates and stretching. The fitness equipment and massage service, will supplement the primary purpose and will not generate negative impacts to the other uses in the development or the surrounding area.

VILLAS AT PINNACLE PEAK

TROON MOUNTAIN FITNESS CENTER USE PERMIT

TRIP GENERATION

BACKGROUND: Ptarmigan Properties and Development LLC, an Arizona limited liability company (the "Owner"), has developed a commercial project in North Scottsdale known as the Villas at Pinnacle Peak. The Villas at Pinnacle Peak is located on Jomax Road east of Alma School Road and is in an area of the City zoned C-2. The development consists of six (6) free standing buildings. One of the proposed tenants at the Villas at Pinnacle Peak is a 7,500 square foot fitness center known as Troon Mountain Fitness Center. There is a potential that the Troon Mountain Fitness Center may offer some services which would classify the use as a health studio and require a conditional use permit. Accordingly, the Owner is requesting the approval of a conditional use permit for the fitness studio in the event the proposed services are expanded such that the use would be classified as a health studio.

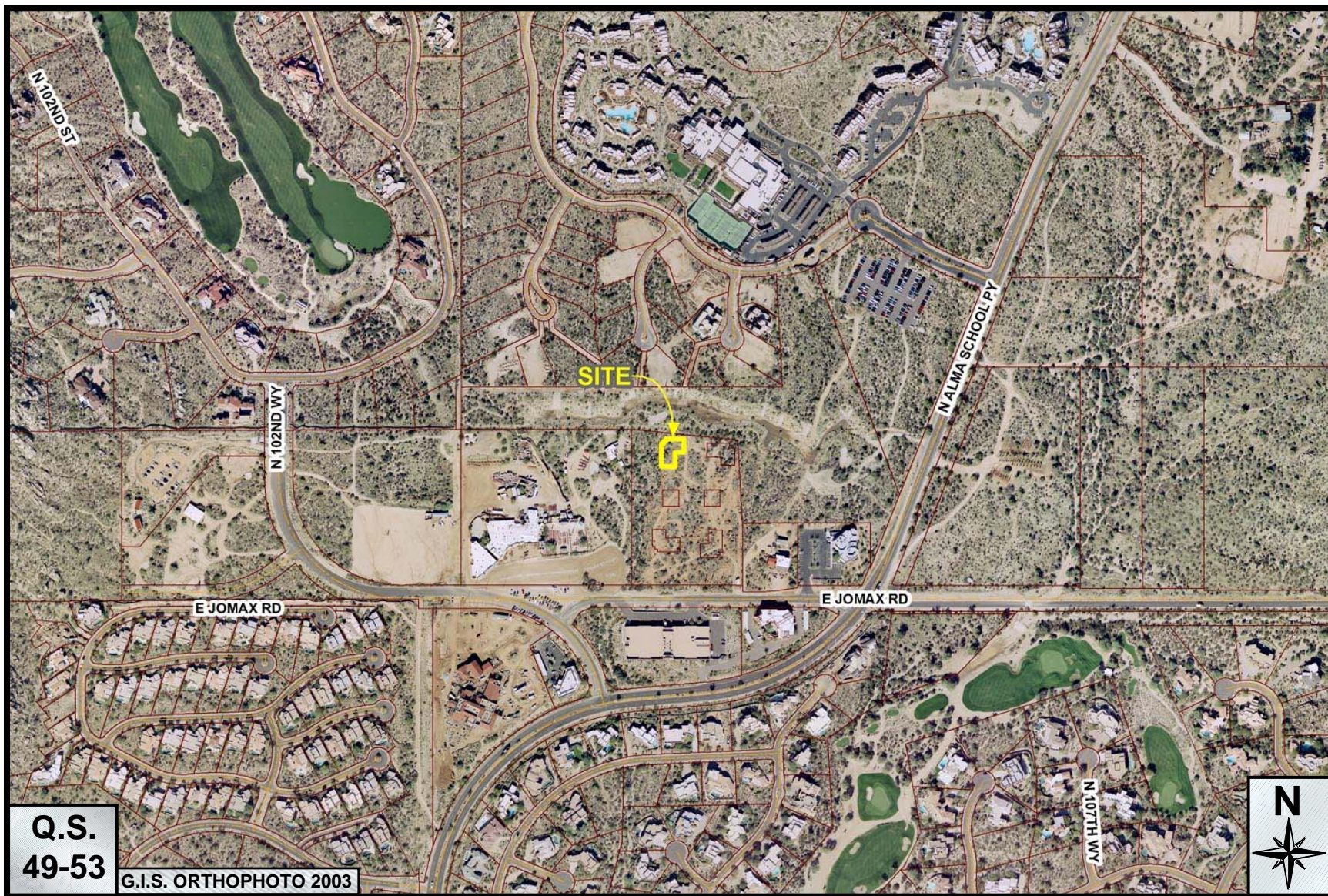
EMPLOYEES: It is estimated that there will be three (3) employees at the facility on a daily basis and six (6) employees throughout the week.

CLIENTS: It is estimated that there will be approximately forty five (45) clients at the facility on a daily basis and three hundred (300) clients throughout the week. Many of the clients will use the facility several times in a week.

CLASS SIZES: It is estimated that there will be several classes a day at the facility and the classes will range in size from eight (8) to twenty (20) people.

HOURS OF OPERATION: The operating hours for the facility are proposed to be from 6:00 am to 10:00 pm on a daily basis.

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Villas @ Pinnacle Peak

6-UP-2005

ATTACHMENT #2

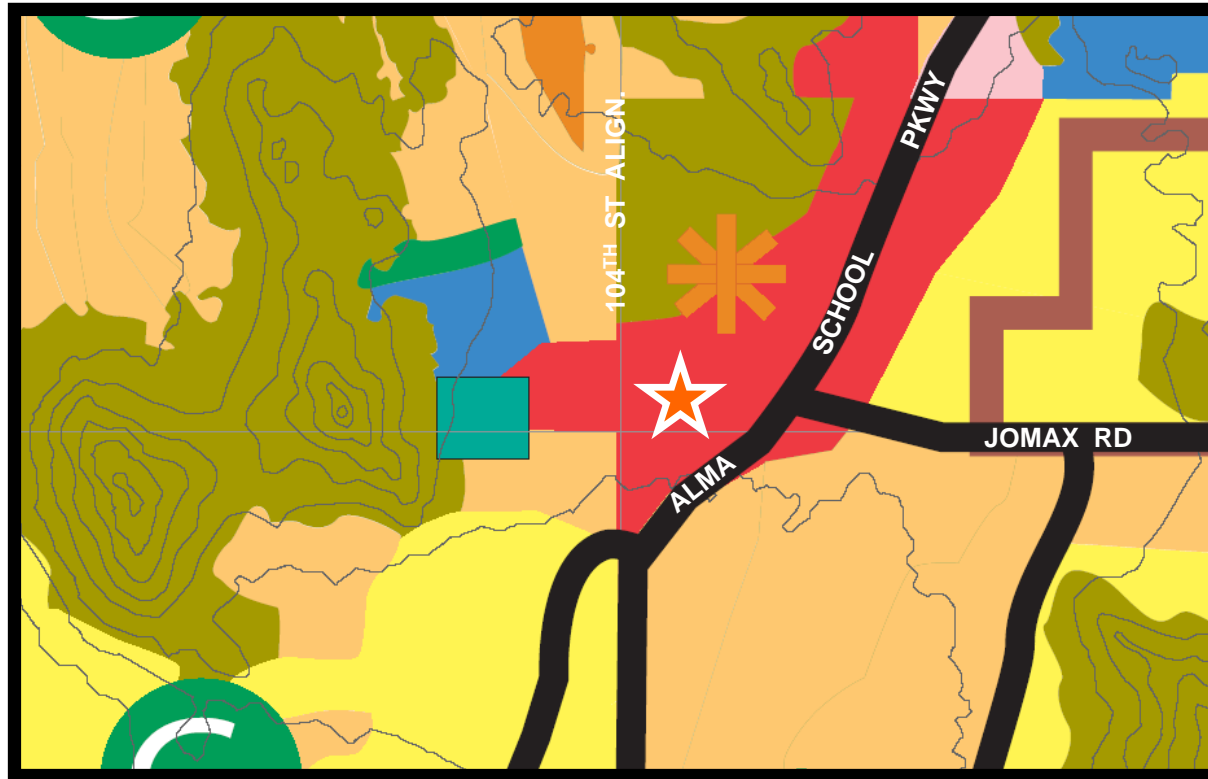


Villas @ Pinnacle Peak

6-UP-2005

ATTACHMENT #2A

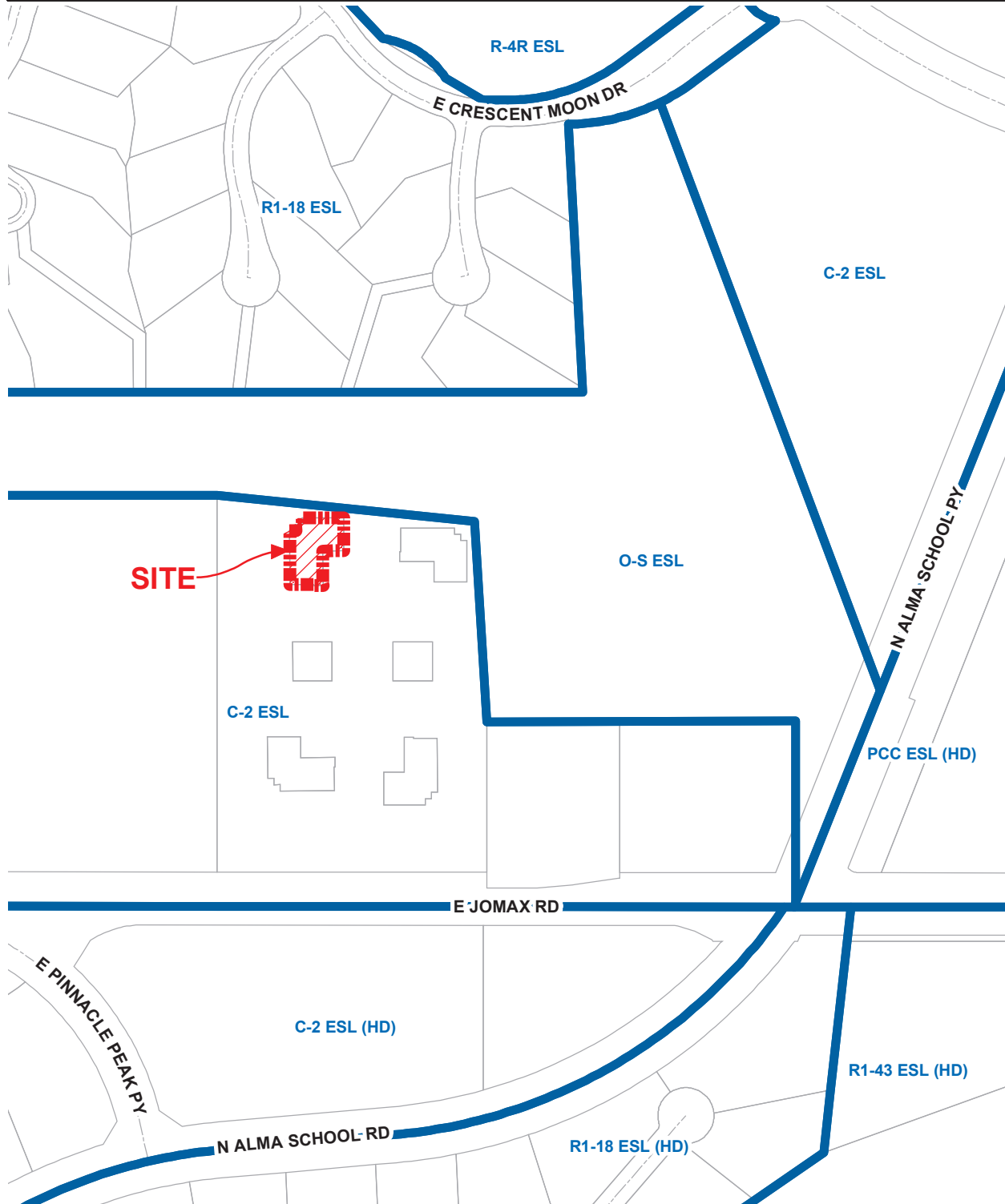
General Plan



6-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

A conditional use permit for a health studio in an existing suite on this property



6-UP-2005

ATTACHMENT #4



STIPULATIONS FOR CASE 6-UP-2005

PLANNING/ DEVELOPMENT

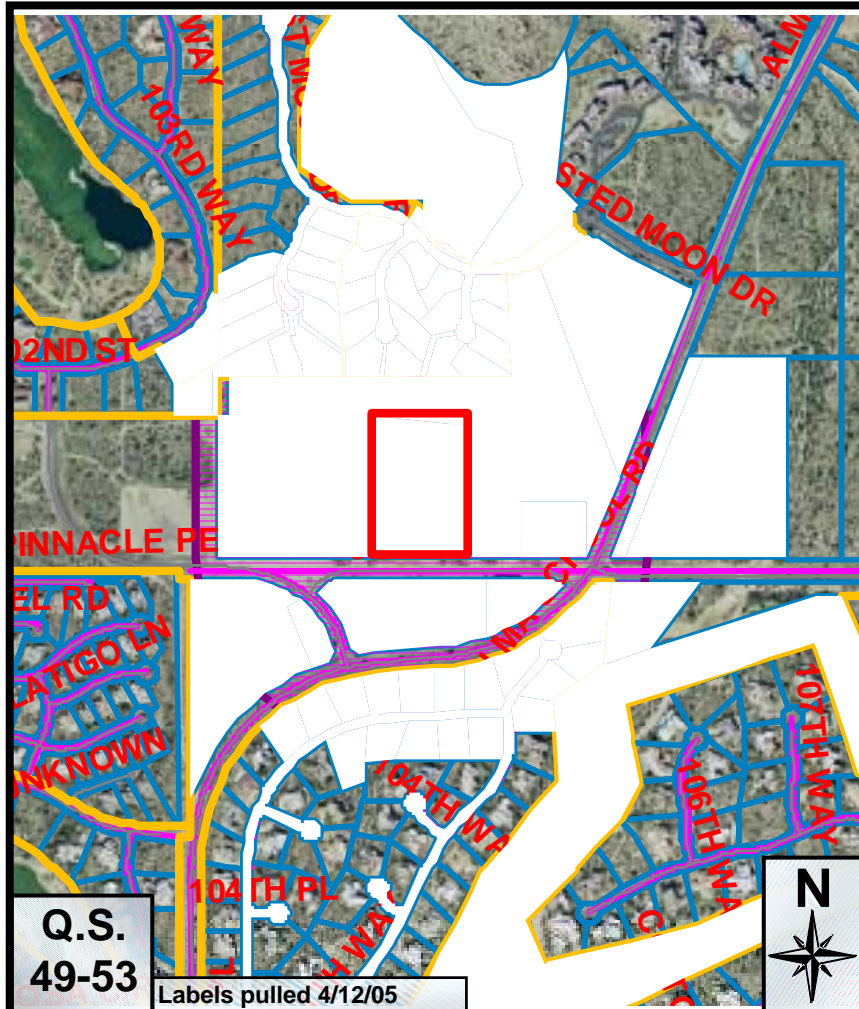
1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by SKD, INC. Architecture with a date of 4/8/2005 by city staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. OPERATION TO BE CONDUCTED INDOORS. All activities associated with the health studio operation shall be conducted completely indoors, within the designated building.

**Villas @ Pinnacle Peak
6-UP-2005**

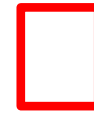
Attachment #6. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Desert Highlands Association
- Desert Property Owners Association
- Estancia Community Association
- Troon Fairways Homeowners Association
- Troon Village Association
- Windy Walk Homeowners' Association

Villas @ Pinnacle Peak

6-UP-2005

ATTACHMENT #7

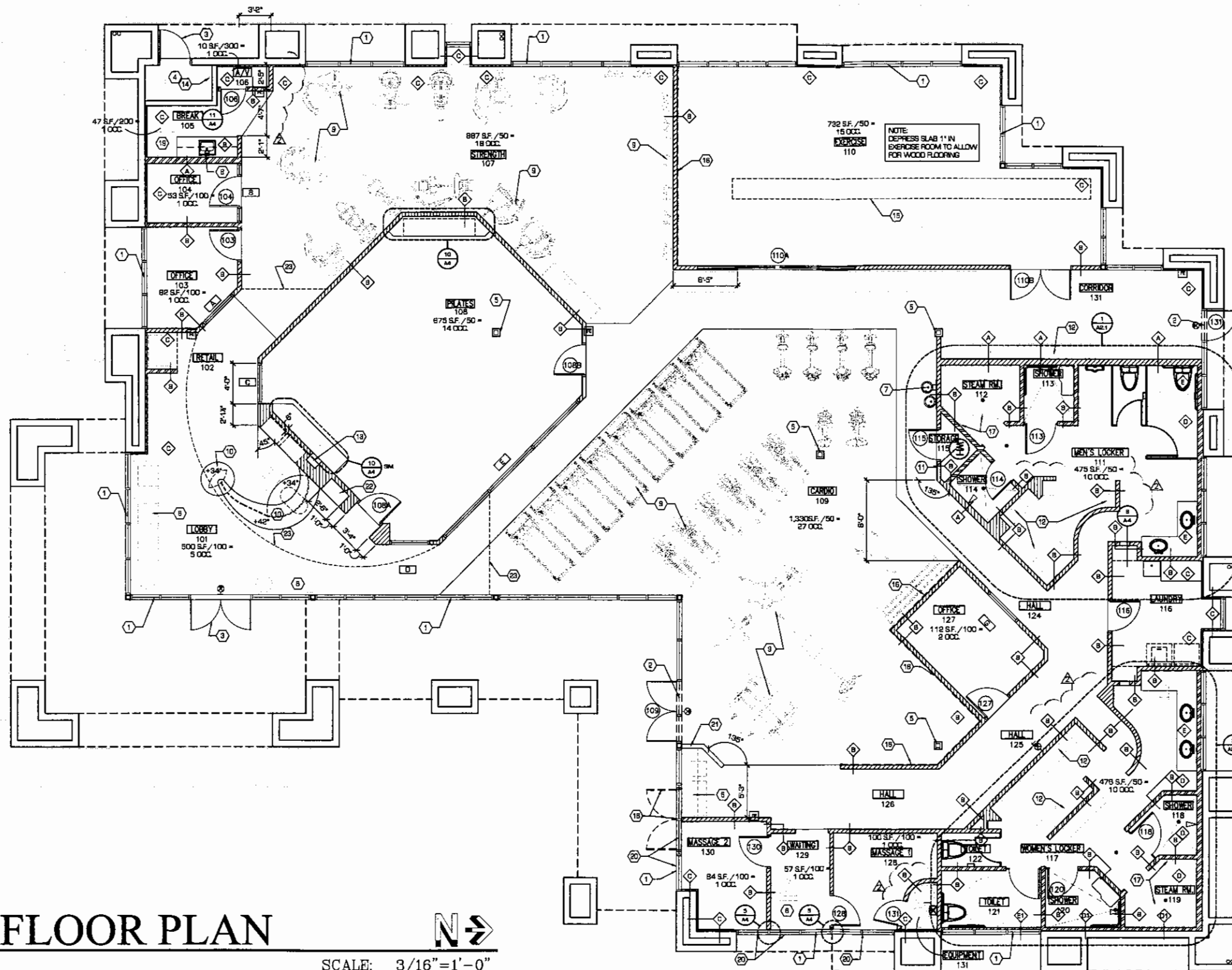
FLOOR PLAN



SCALE: 3/16"=1'-0"

GENERAL NOTES

1. ALL INTERIOR PARTITION DIMENSIONS ARE TO CENTER LINE OF STUD, UNLESS NOTED OTHERWISE.
2. WHERE WALL TYPE DESIGNATIONS ARE SHOWN ON PLAN, THE DESIGNATION SHALL APPLY TO THE ENTIRE LENGTH OF PARTITION INCLUDING OPENINGS, UNLESS NOTED OTHERWISE.
3. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE, OR SURFACE MOUNTED, FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
4. FLOOR AREAS INDICATED AS "CONCRETE" SHALL BE STAINED CONCRETE COORDINATE COLOR AND PATTERN WITH OWNER.



ATTACHMENT #8

FLOOR PLAN NOTES

1. EXISTING STOREROOM TO REMAIN.
2. REMOVE EXISTING STOREROOM TO ALLOW FOR NEW DOOR PER DOOR SCHEDULE.
3. EXISTING DOOR TO REMAIN.
4. EXISTING FIRE RISER ROOM TO REMAIN.
5. 5/8" GYP. BD. OVER 1/2" HAT CHANNELS OVER EXISTING COLUMN. FURNITURE N.L.C. SHOWN FOR REFERENCE ONLY.
6. 14" (42") LOW (34") DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS.
7. SINK @ 34" AFF. - SEE PLUMBING DRAWINGS.
8. EXERCISE EQUIPMENT N.L.C. SHOWN FOR REFERENCE ONLY.
9. RECEPTION DESK AT 42" HIGH WITH 34" HIGH PORTION PER PLAN.
10. WATER HEATER SEE PLUMBING DRAWINGS.
11. LOCKERS PROVIDED BY SOUTH-WEST HOLLOWELL TYPICAL AS SHOWN.
12. 50" H X 18" W X 12" D ALUMINUM WALL FOR WATER FOUNTAIN PROVIDED BY OWNER. TOP OF OPENING AT +7'-0".
13. EXISTING ROOF ACCESS LADDER TO REMAIN.
14. SUFFIT AT 8'-0" ABOVE FOR BIKING TRACK SYSTEM PROVIDED BY SALAZAR.
15. DASHED LINE INDICATES MIRROR ON WALLS TO 9'-0" AFF.
16. CEDAR LOG SALINA (CEILING) PROVIDED BY "STEAM SALINA". SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
17. REMOVE EXISTING DOOR TO ALLOW FOR NEW STOREROOM TO MATCH EXIST.
18. REFRIGERATOR N.L.C. SHOWN FOR REFERENCE ONLY.
19. TINT EXISTING STOREROOM BLACK FULL HEIGHT AT ALL GLASS LOCATIONS IN MASSAGE ROOMS AND WAITING AREA.
20. LOW WALL AT 4'-0" AFF.
21. 50" H X 18" W X 12" D ALUMINUM WALL FOR WATER FOUNTAIN PROVIDED BY OWNER. TOP OF OPENING AT +7'-0".
22. LINE OF SUFFIT ABOVE - SEE REFLECTED CEILING PLAN.

WALL TYPE LEGEND

- EXISTING CONSTRUCTION TO REMAIN PROVIDE 5/8" GYP. BD. FULL HEIGHT IF NOT EXISTING.
- NEW INTERIOR DEMISING WALL TO BOTTOM OF FLOOR DECK - WALL TYPE 1 BELOW. SEE DETAIL 1/A-4 FOR ATTACHMENT.
- NEW INTERIOR PARTITION WALL TO 10'-0" AFF. WALL TYPE 9 BELOW. SEE DETAIL 4/A-4 FOR ATTACHMENT.
- SEE DETAIL 1/A-4 FOR ATTACHMENT ABV.
- 2X8 WOOD STUDS @ 16" O.C.
- SOUND BATT INSULATION.
- 5/8" GYP. BD. - TEXTURE & PAINT. WATER RESISTANT ON BATHROOM SIDE.
- INTERIOR WALL PARTITION. SEE DETAIL 1 OR 4/A-4 FOR ATTACHMENT ABV. PER PLAN. 2X4 STUDS @ 16" O.C.
- SOUND BATT INSULATION.
- 5/8" GYP. BD. - BOTH SIDES. TEXTURE & PAINT. WATER RESISTANT ON BATHROOM SIDE.
- INTERIOR WALL PARTITION. SEE DETAIL 4/A-4 FOR ATTACHMENT ABV. EXISTING WALL. 1 1/2" FLOORING @ 24" O.C.
- RIGID INSULATION.
- 5/8" GYP. BD. - TEXTURE & PAINT. WATER RESISTANT ON BATHROOM SIDE.
- INTERIOR SUITE FLOORING WALL. EXISTING WALL. 2X8 WOOD STUDS @ 16" O.C.
- SOUND BATT INSULATION.
- 5/8" GYP. BD. - TEXTURE & PAINT. WATER RESISTANT ON BATHROOM SIDE.
- INTERIOR SUITE FLOORING WALL. SIMILAR TO D EXCEPT 2X4 WOOD STUD @ 16" O.C.
- EXISTING STOREROOM. 2X4 STUDS @ 16" O.C.
- SOUND BATT INSULATION.
- 5/8" GYP. BD. PAINT BLACK ON EXPOSED SIDE.
- 5/8" GYP. BD. - TEXTURE & PAINT. WATER RESISTANT ON BATHROOM SIDE.
- INTERIOR SUITE FLOORING WALL. SIMILAR TO E EXCEPT 1 1/2" FLOORING AT 16" O.C.

SYMBOL LEGEND

- WALL TYPE. SEE LEGEND THIS SHEET.
- DOOR TYPE. SEE SHEET A2.2.
- WINDOW TYPE. SEE SHEET A2.2.
- EXIT SIGN WITH EMERGENCY BATTERY PACK. SEE ELECTRICAL PLANS.
- PORTABLE FIRE EXTINGUISHER (2A 10BC) IN SEMI-RECESSED CABINET.
- DETAIL NUMBER.
- DETAIL REFERENCE.
- SHEET NUMBER.

SKD, INC.
ARCHITECTURE

10446 NORTH 74TH STREET
SCOTTSDALE, AZ 85258

PHONE: 480.948.8053
FAX: 480.948.8227
E-MAIL: skd@skd.com



TRON MOUNTAIN
FITNESS CENTER
10440 JOMAX ROAD
SCOTTSDALE, ARIZONA

REVISIONS	NO.

DRAWN/CHECKED
BMC/KP

ISSUE DATE
02.11.05

JOB NO.
2004-033

SHEET
A2.0

28-DR-2003 SHELL BLD. PLAN REVIEW # 850-02 TI PLAN REVIEW #873-05

BUILDING CODE: 2003 I.B.C.
MECHANICAL CODE: 2003 I.M.C.
PLUMBING CODE: 1994 U.P.C.
ELECTRICAL CODE: 1999 N.E.C.
FIRE CODE: 2003 I.F.C.
INTERNATIONAL ENERGY CONSERVATION CODE: 2003 Ed.
A.D.A. 1998

SITE INFORMATION

PROJECT ADDRESS: 10440 JOMAX ROAD
Scottsdale, Arizona

DESIGN REVIEW CASE NUMBER: 28-DR-03
NET SITE AREA: 5.04 A = (262,562.85)

NET SITE AREA: 5.94 Ac. (258,668 S.F.)
TOTAL DOCKING BUILDING AREA: 7,510 S.F.

TOTAL EXISTING BUILDING AREA: 7,510 S.F.

Area of Tenant Improvement: 7,510 S.F.

ZONING DISTRICT: C-2 ESL

PARKING ANALYSIS:

USE: Office	RATIO: 1:300 s.f. gfa
USE: Retail	RATIO: 1:250 s.f. of gfa
USE: FITNESS CENTER	RATIO: 1:150 s.f. of gfa
USE: RESTAURANT	RATIO: 1:50 s.f. of public area (50%)

EXISTING:

7,510 s.f. Office @ 1:300 = 25 spaces

PROPOSED FOR THIS PROJECT:

7,510 s.f. Fitness center @ 1:150 = 50 spaces

FUTURE

15,020 s.f. retail @ 1:250 = 60 spaces

4,220 s.f. office @ 1:300 = 14 spaces

4,220 s.f. restaurant @ 1:50 = 51 spaces

TOTAL REQUIRED: 200 spaces

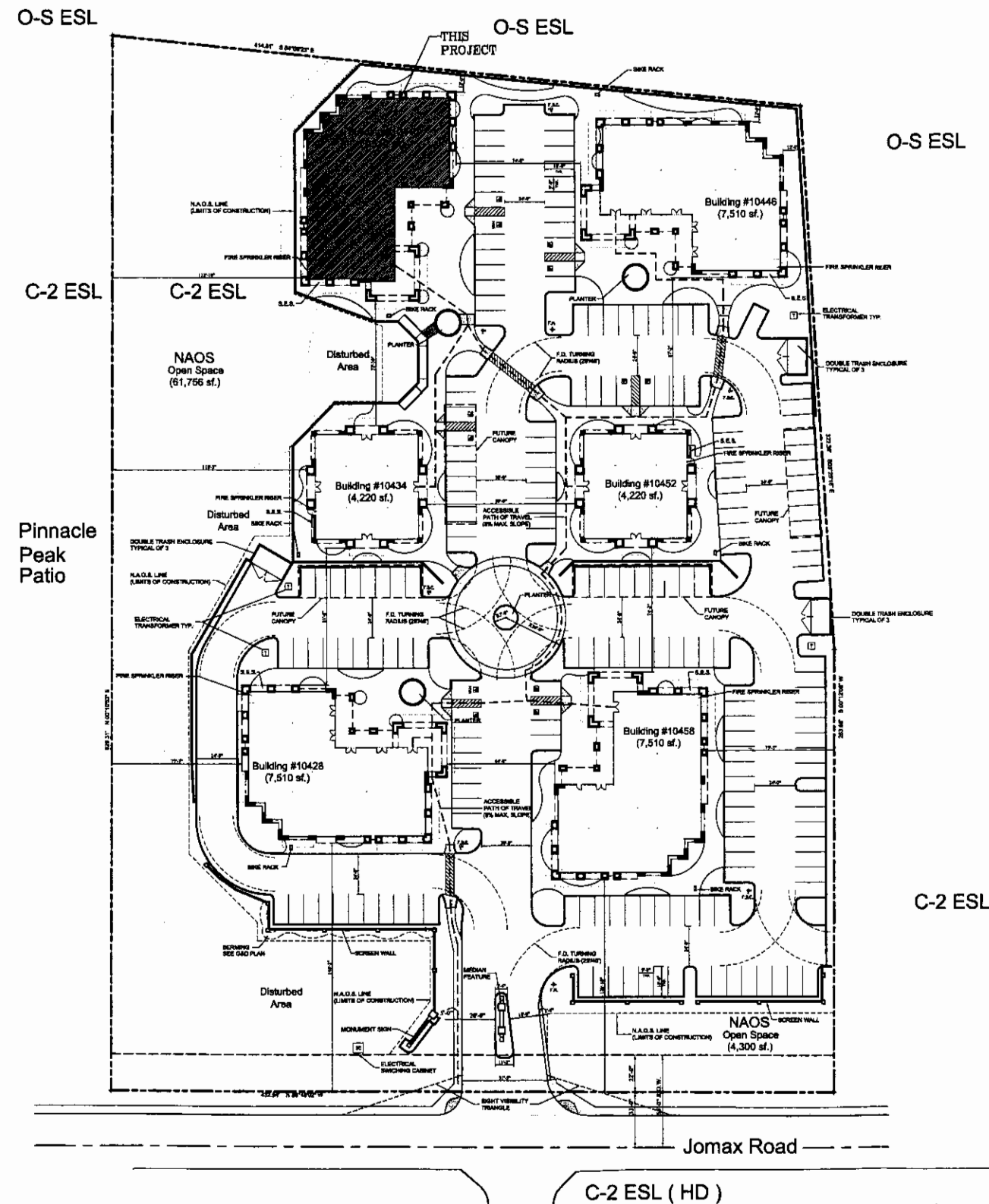
TOTAL PROVIDED: 200 spaces

ACCESSIBLE SPACES REQUIRED: 6 spaces (4% of Total Required)

ACCESSIBLE SPACES PROVIDED: 12 spaces (Includes 2 Van Accessible)
BICYCLE SPACES REQUIRED: 15 spaces (112 of Vehicle Parking Demand)

BICYCLE SPACES REQUIRED: 15 spaces (1/10 of Vehicle Parking Required)
BICYCLE SPACES PROVIDED: 24 spaces

BICYCLE SPADES PROVIDED: 24 spaces



SKD, INC.
ARCHITECTURE

10446 NORTH 74TH STREET
SCOTTSDALE, AZ 85258

PHONE: 480.948.9053
FAX: 480.809.9227
MAIL: sixsix@qwest.net



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**TROON MOUNTAIN
FITNESS CENTER**
10440 JOMAX ROAD
SCOTTSDALE, ARIZONA

REVISIONS	NO.

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JH/KF

ISSUE DATE
02.11.05

JOB NO.
02004-033

SHEET
A-1

28-DR-2003 SHELL BLD. PLAN REVIEW # 850-02 T1 PLAN REVIEW #873-05

6-UP-2005
4-8-05

ATTACHMENT #9

Zoning Map

